



City of Seattle

Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3012658
Applicant Name: Greg Brant, Brant Design Associates
Address of Proposal: 14014 30th Avenue NE

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: Parcel Y) 7,200 sq. ft. and Z) 3,112 sq. ft. Existing structures to remain.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into two parcels of land.
(Seattle Municipal Code Chapter 23.24)

BACKGROUND DATA

Zoning: Parcel Y is zoned Single Family 7200 and Parcel Z is split zoned with a portion zoned Single Family 7200 and the remainder of the parcel zoned Lowrise 3.

Uses on Site: Parcel Y has a single family residence located on site. Parcel Z has a pending building permit to construct a single family residence (AP #6302803).

Public Comment:

The Notice of Application comment period ended on September 1, 2011. No written comments were received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat.

1. Conformance to the applicable Land Use Code provisions;

The lots created by this proposed subdivision of land conform to the requirements of the Land Use Code.

2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;

The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access. Seattle City Light has required an easement in order to provide service. The proposal does not impact any public or private sewers or storm drains on record. A No Protest Agreement will be recorded with the short plat.

3. Adequacy of drainage, water supply, and sanitary sewage disposal;

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. DPD Drainage and SPU have reviewed and approved the short plat application without conditions.

4. Whether the public use and interests are served by permitting the proposed division of land;

The proposed short subdivision meets all applicable Land Use Code provisions. The proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interest will be served by permitting the proposed division of land.

5. Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;

The site is not located in a riparian corridor, shoreline habitat, shoreline habitat buffer, wetland, or wetland buffer, as demonstrated through surveys and reports. Therefore the provisions of SMC Section 25.09.240 are not applicable.

6. Is designed to maximize the retention of existing trees;

Parcel Y is currently developed with a single family residence. Trees are located on this parcel including an exceptional tree located near the northwest property corner. The proposed subdivision does not impact this tree; however future redevelopment of Parcel Y will need to comply with the Tree Protection Ordinance, SMC 25.11. Proposed Parcel Y and Parcel Z are both portions of original Parcel B of Lot Boundary Adjustment 3008808. Platting options of original Parcel B are restricted due to its configuration as approved under LBA 3008808. Only the eastern portion of proposed Parcel Z contains enough area to construct a residence. The removal of several apple and cherry trees and a holly bush will be required to accommodate a single family residence on site. Several trees are located within the 15 foot wide access easement; however some of the trees may be retained with construction of a 10 wide driveway. In consideration of the original lot shape (Parcel B), and location of an existing single family residence on proposed Parcel Y, the proposed short plat is designed to maximize the retention of existing trees.

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SPU), Fire Department (SFD), Seattle City Light (SCL), and review by the Land Use Planner, the above cited criteria have been met. The lots to be created by this short subdivision will meet all minimum standards set forth in the Land Use Code, and are consistent with applicable development standards. This short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal can be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposed plat maximizes the retention of existing trees to the extent possible in consideration of existing development. The public use and interest are served by the proposal since all applicable criteria are met.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **GRANTED**.

Signature: (signature on file)
Stephanie Haines, Senior Land Use Planner
Department of Planning and Development
Land Use Services

Date: April 2, 2012